

SEC 30  
T 31 N R 13 E  
SCALE 300 FT. = 1 IN.

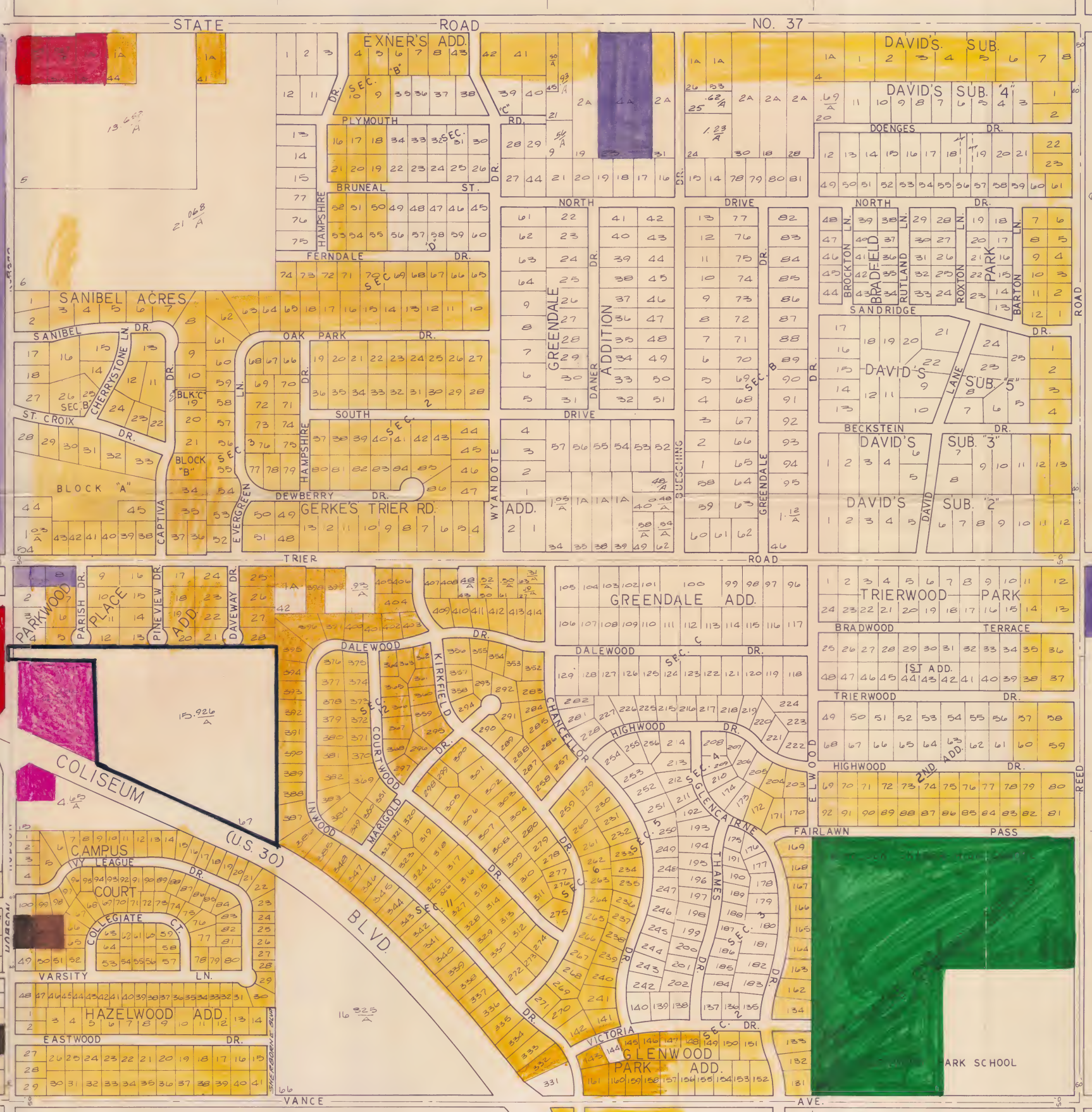
PLAT DEPT -  
ALLEN CO. AUDITOR'S OFFICE

19-31-13

# EXISTING LAND USE MAP

SEC 29  
T 31 N R 13 E  
SCALE 300 FT. = 1 IN.

20-31-13  
PLAT DEPT -  
ALLEN CO. AUDITOR'S OFFICE





SEC 30  
T 31 N R 13 E  
SCALE 300 FT. = 1 IN.

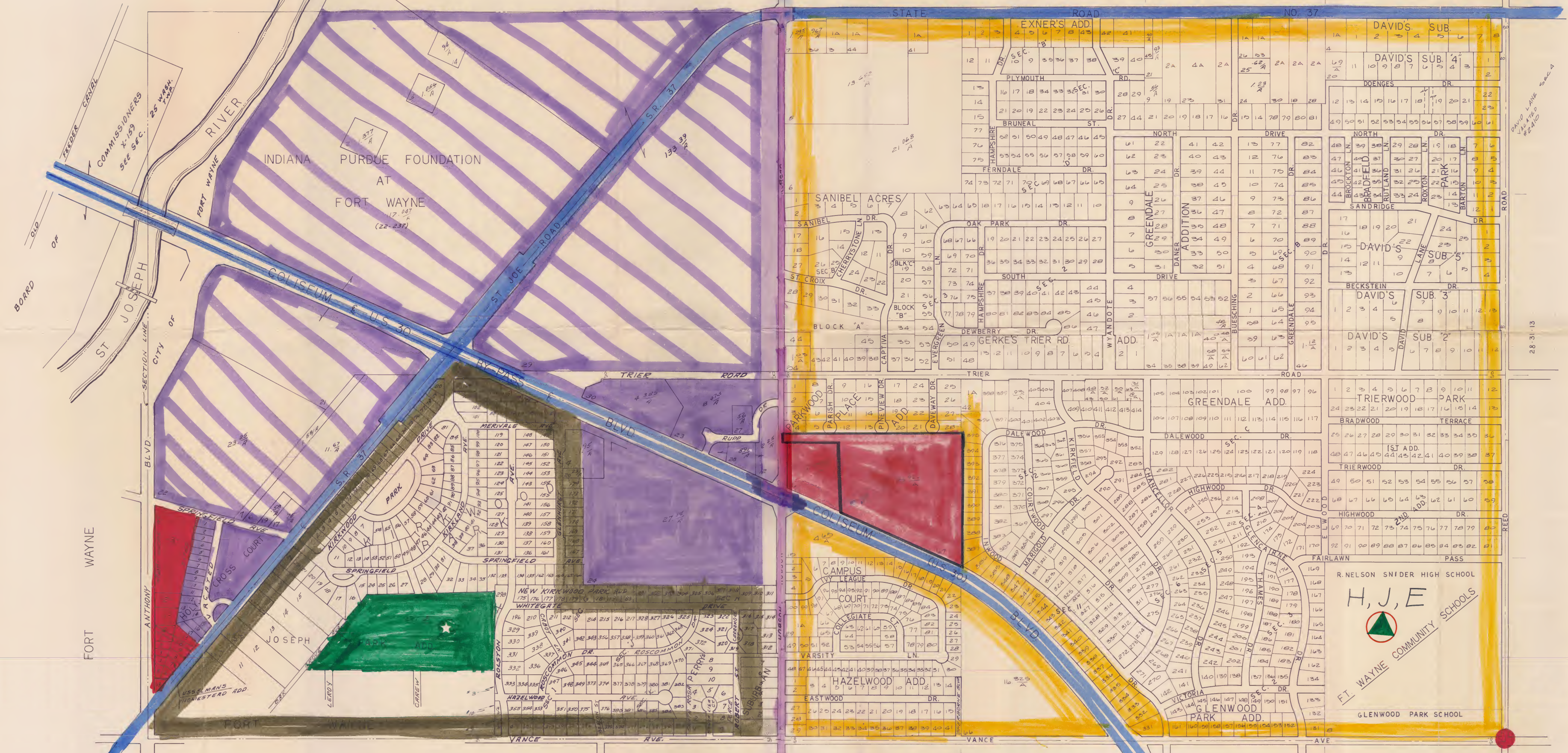
PLAT DEPT -  
ALLEN CO. AUDITOR'S OFFICE

19-31-13

# PROPOSED LAND USE MAP

SEC 29  
T 31 N R 13 E  
SCALE 300 FT. = 1 IN.

20-31-13  
PLAT DEPT -  
ALLEN CO. AUDITOR'S OFFICE



31-31-13

32-31-13



BILL NO. Z-73-10-57

ZONING ORDINANCE NO. Z-

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. A6 & B6

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a BlB district under the terms of Chapter 36, Municipal Codes of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereof, and the symbols of the City of Fort Wayne Zoning Map No. A6 & B6 referred to therein, established by Section 9, Article III of said Chapter as amended are hereby changed accordingly, to-wit:

South 12.1 feet of Lot # 73 and Lot # 74  
in Avondale Addition - R-503 Pg. 211  
Lot # 75 Avondale Addition R-407 Pg. 309  
Lot # 76 Avondale Addition R-540 Pg. 547  
Lot # 77 Avondale Addition Doc. # 70-17637  
Lot # 78 Avondale Addition Doc. # 73-24340

SECTION 2. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor and legal publication thereof.

  
Councilman

APPROVED AS TO FORM  
AND LEGALITY,

  
CITY ATTORNEY



Read the first time in full and on motion by Quicks, seconded by W. Schmidt, and duly adopted, read the second time by title and referred to the Committee on City Relations <sup>and the City Plan</sup> ~~Commission for Recommendation~~ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, at \_\_\_\_\_ o'clock P.M., E.S.T.

Date: 10-23-73

Charles W. Westerman  
Charles  
CITY CLERK

Read the third time in full and on motion by Quicks, seconded by Hinga, and duly adopted, placed on its passage. Passed (LOST) by the following vote:

	AYES <u>1</u>	NAYS <u>8</u>	ABSTAINED _____	ABSENT _____	to-wit:
BURNS	<u>✓</u>				
HINGA		<u>✓</u>			
KRAUS		<u>✓</u>			
MOSES		<u>✓</u>			
NUCKOLS		<u>✓</u>			
SCHMIDT, D.		<u>✓</u>			
SCHMIDT, V.		<u>✓</u>			
STIER		<u>✓</u>			
TALARICO		<u>✓</u>			

DATE: 2-12-74

Charles W. Westerman  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_.

ATTEST: (SEAL)

Charles W. Westerman  
CITY CLERK

Charles W. Westerman  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

Charles W. Westerman  
CITY CLERK

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

\_\_\_\_\_  
MAYOR



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on October 23, 1973, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-73-10-51; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

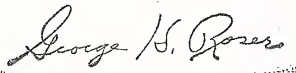
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on January 21, 1974;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held January 28, 1974.

Certified and signed this  
29th day of January, 1974.



---

George Roser  
Secretary



Bill No. Z-73-10-51

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance  
Amending the City of Fort Wayne Zoning Map No.

A6 & B6

have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance Do Not PASS.

John Nuckols - Chairman

Vivian G. Schmidt - Vice-Chairman

William T. Hinga

Paul M. Burns

Donald J. Schmidt

*John Nuckols*  
*Vivian G. Schmidt*  
*William T. Hinga*  
*Paul M. Burns*  
*D. J. Schmidt*

CONCURRED IN

DATE 2-12-74 CHARLES W. WESTERMAN, CITY CLERK



RECEIPT

Nº 228

GENERAL FUND

FT. WAYNE, IND., Oct 8 19 23  
RECEIVED FROM Helmkamp - Walter Realtors \$ 50.00  
THE SUM OF Fifty dollars no <sup>100</sup> DOLLARS  
ON ACCOUNT OF Rezone from R2 - B1B  
Lots 75-78 Aroonvale Add & Pk 73, 74  
N. Hartman  
AUTHORIZED SIGNATURE



11			14			1			GUMPPER			AVE.		
12			12			2			39			66		
13 R2			12 R2			3 R2			38			67		
14 R2			11 R2			7			37			68		
4 3 B			B 3 B			B 3 B			34 R2			R2 4		
1 5 6			10 9 8			7 6 5			R2 5			B 4 B		
						STREET						143		
												142		
												141		
												170		
												171		
												172		
												173		
												174 R2		

RUDISSILL BLVD.

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C-CHANGE FROM R2 TO B/B

2-73-10-51



PETITION FOR ZONING ORDINANCE AMENDMENT

Receipt No. \_\_\_\_\_

TO: COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA

Date Filed \_\_\_\_\_

Intended Use B 1 B

I/We Robert C. Waltke

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from a/an R 2 District to a/an B 1 B District the property described as follows:

South 12.1 feet of Lot # 73 and Lot # 74 in Avondale Addition - R-503 Pg. 211

Lot # 75 Avondale Addition R-407 Pg. 309

Lot # 76 Avondale Addition R-540 Pg. 547

Lot # 77 Avondale Addition Doc. # 70-17637

Lot # 78 Avondale Addition Doc. # 73-24340

(Legal Description)

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

See Attached Sheet

(Name)

(Address)

(Signature)

Legal Description Checked By: \_\_\_\_\_

(City Engineer)

NOTE FOLLOWING RULES:

All requests for continuances or requests that ordinances be taken under advisement shall be filed in writing in the Office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for that meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of ordinances must be made in writing prior to the Plan Commission's vote on the ordinance.

Name and address of preparer, attorney or agent:

Michael Kast  
(Name)

305 Lincoln Tower  
(Address)

743-5366  
(Telephone Number)

City Plan Commission, City-County Building, Room 800, One Main Street,  
Fort Wayne, Indiana 46802 Telephone Number 423-7371







DIGEST SHEET

3-73-10-51

TITLE OF ORDINANCE Zoning Map Amendment OrdinanceDEPARTMENT REQUESTING ORDINANCE City Plan CommissionSYNOPSIS OF ORDINANCE Preparation of a Zoning Map Amendment OrdinancePetition initiated by property owners to rezone property located as follows:South 12.1 feet of Lot #73, 74, 75, 76, 77 & 78 in Avondale Addition, generallylocated on the southwest corner of Rudisill Blvd., and Avondale Drive, and onthe north side of Richardsville Avenue.FROM "R2" to "B1B"EFFECT OF PASSAGE Property is presently zoned "R2" - Two FamilyResidential. Petitioners are requesting a "B1B" Zoning classification whichis limited business.EFFECT OF NON-PASSAGE Property would remain two-family residential.MONEY INVOLVED (Direct Costs, Expenditures, Savings) NoneASSIGNED TO COMMITTEE (J.N.) Regulation